



## To Let – Storage Building, Gubboles Drove, Surfleet, Spalding, Lincolnshire, PE11 4AU

- Approximately 3,058 ftsq (284.16 msq)
- Available as a whole
- Available from 1<sup>st</sup> January 2024
- Rent £1,000 pcm
- Deposit £500

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Location**

The building is located approximately five miles northwest of the market town of Spalding and fourteen miles south west of the town of Boston. The postcode for the property is PE11 4AU. What3Words:

unusually.handyman.cling

**Description**

The storage building measures approximately 10.47m x 27.14m.

The building is of brick structure with steel sliding doors measuring 4.24m in height.

**Services**

Mains three phase electricity is connected to the property.

**Tenure**

The property is available by way of an flexible agreement. The agreement will be contracted out of the security of tenure provisions of the Act.

**Rent**

£1,000 per annum. Rent is to be paid monthly in advance.

**Deposit**

A deposit of £500 is payable.

**Rating**

The property is not rated.

**Disputes**

In circumstances where Landlord and Tenant are unable to resolve dispute arising consequent to the letting of the property, the Letting Agent will act as Arbitrator.

**Viewing**

Viewings will be permitted only by appointment with the Letting Agent, as detailed below.

**Letting Agent**

Laura Trevor Tel: 07852 282716 Email: [laura@ealandagents.co.uk](mailto:laura@ealandagents.co.uk)

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These particulars were prepared November 2023.